

Palmer Lake Charrette

Steering Committee Meeting 2

January 25th, 2010 . Orlando Urra Allapatah Community Center



Delivering Excellence Every Day

MEETING AGENDA

1. Introductions

2. Previous Studies summary

- a) Miami River reports
- b) Economic reports

3. Proposed developments

- a) Miami Intermodal Center
- b) Future airport development

4. Discussion

- a) Community issues
- b) Financial disclosure, Sunshine law
- c) Elect Chair and Co Chair

5. Next Meeting

- a) Prioritize community issues
- b) Preparation for charrette

Existing Zoning



Previous Studies/Reports

1. **Miami River Corridor Urban Infill Plan –September 2002**
2. Miami River Corridor Urban Infill Plan Annual Update 2003, 2005, 2006
3. CDMP – the Palmer Lake Area is partially located within a designated Urban Center
4. An Economic Analysis of the Miami River Marine Industry – April 2008
5. Biscayne Bay Economic Study 2005 – Hazen and Sawyer – Miami river generates \$805 million in output, \$406 million in income, 6,700 jobs and \$44 million in tax revenues
6. Dredged Material Management Plan Economic Analysis in the 2005 Supplement – Army Corps of Engineers
7. Miami River Economic Study – 2001 by Lipner
8. Economic Impact of the Recreational Marine Industry, Broward, Miami-Dade and Palm Beach Counties – 2005 – Thomas Murray and Associates
9. The Economic Development Impacts of Merrill Stevens Comprehensive Revitalization of the Miami River through the Modernization and Expansion of its Dry Dock Ship Repair Facilities – 2006 – Washington Economics Group
10. Impacts of Mega Yachts - 2007
11. Miami River Annual Reports – 2002 through 2007
12. **Miami River Greenway Action Plan – April 2001**
13. Draft Marine Industrial Zoning District
14. **Miami River Corridor Multi-Modal Transportation Plan – August 2007**
15. Miami River Corridor Multi-Modal Transportation Plan Appendix (detailed transportation data) – August 2007
16. Bridge Options at 12th and 27th Avenue – 2003
17. Miami River Market Study and Economic Impact Analysis – 2004 prepared for the City of Miami
18. ‘Marine Master Plan’, November 2001, FAU joint Center for Environmental &Urban problems, Urban Harbors Institute and the Marine Industries Association of South Florida.
19. The Trade Impact of a Free Cuba – Greater Miami Chamber of Commerce – March 2004
20. **Miami Intermodal Center Market Study-February 2008**

Miami River Studies

Miami River Greenway Action Plan

Miami River Commission, April '01

Miami River Corridor, Urban Infill Plan

Miami River Commission, City of Miami, Miami-Dade County, Sept '02

Miami River Corridor, Multi-Modal Transport Plan

Miami River Commission, Miami-Dade Metropolitan Planning Organization, Aug '07

Miami River Corridor-Greenway Action Plan

for The Miami River Commission.

prepared by Greenways Incorporated, The Trust for Public Land in April 2001

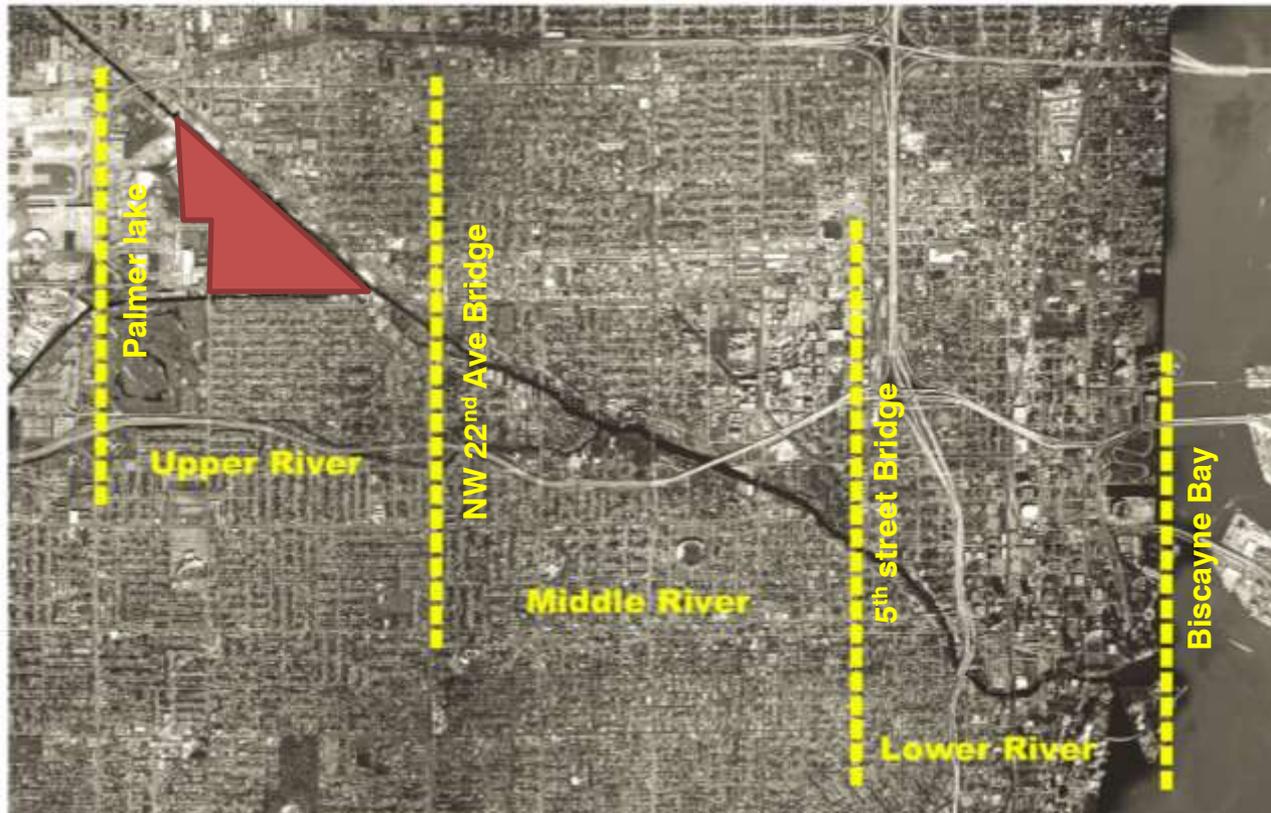
Status of Study

Received endorsement from Miami Urban Design Review Board, Miami Planning Advisory Board, MPO Bicycle Advisory Board, Waterfront Advisory Board, Miami Historic and Environmental Preservation Board.

Miami River Corridor-Greenway Action Plan

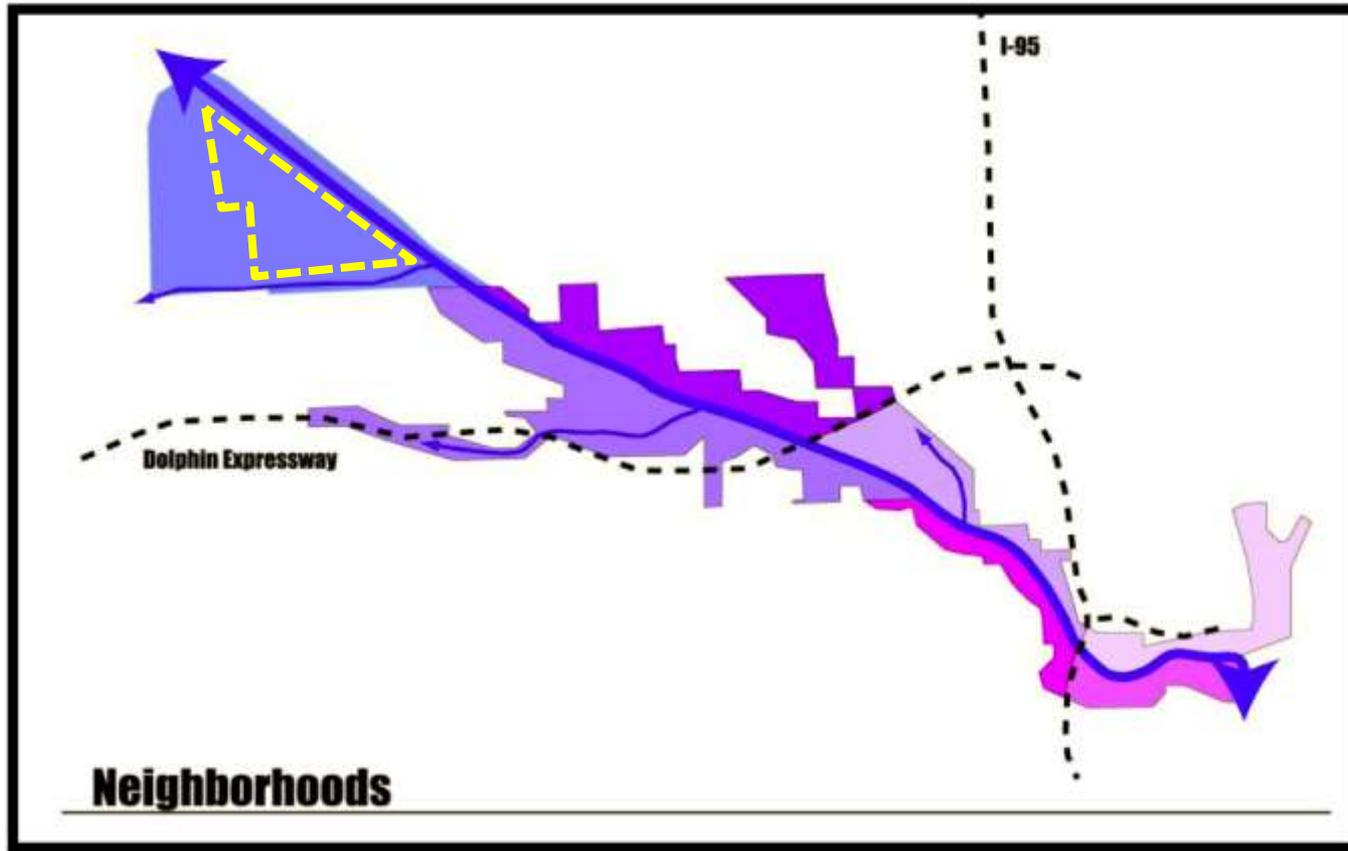
Scope of Study

- Vision of future of the River Corridor
- Recommendations
- Strategies for Implementation



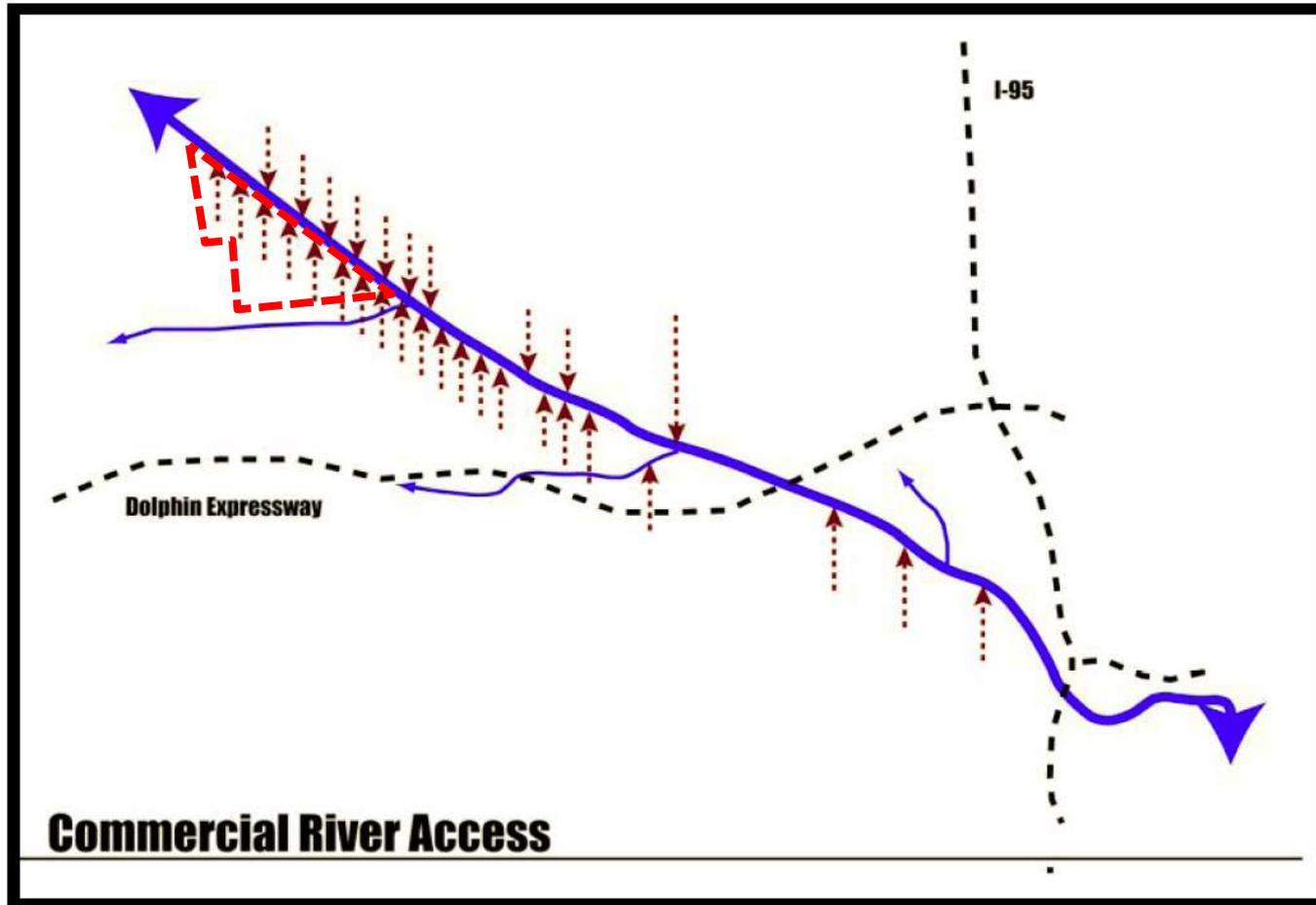
Miami River Corridor-Greenway Action Plan

Characteristics of the River



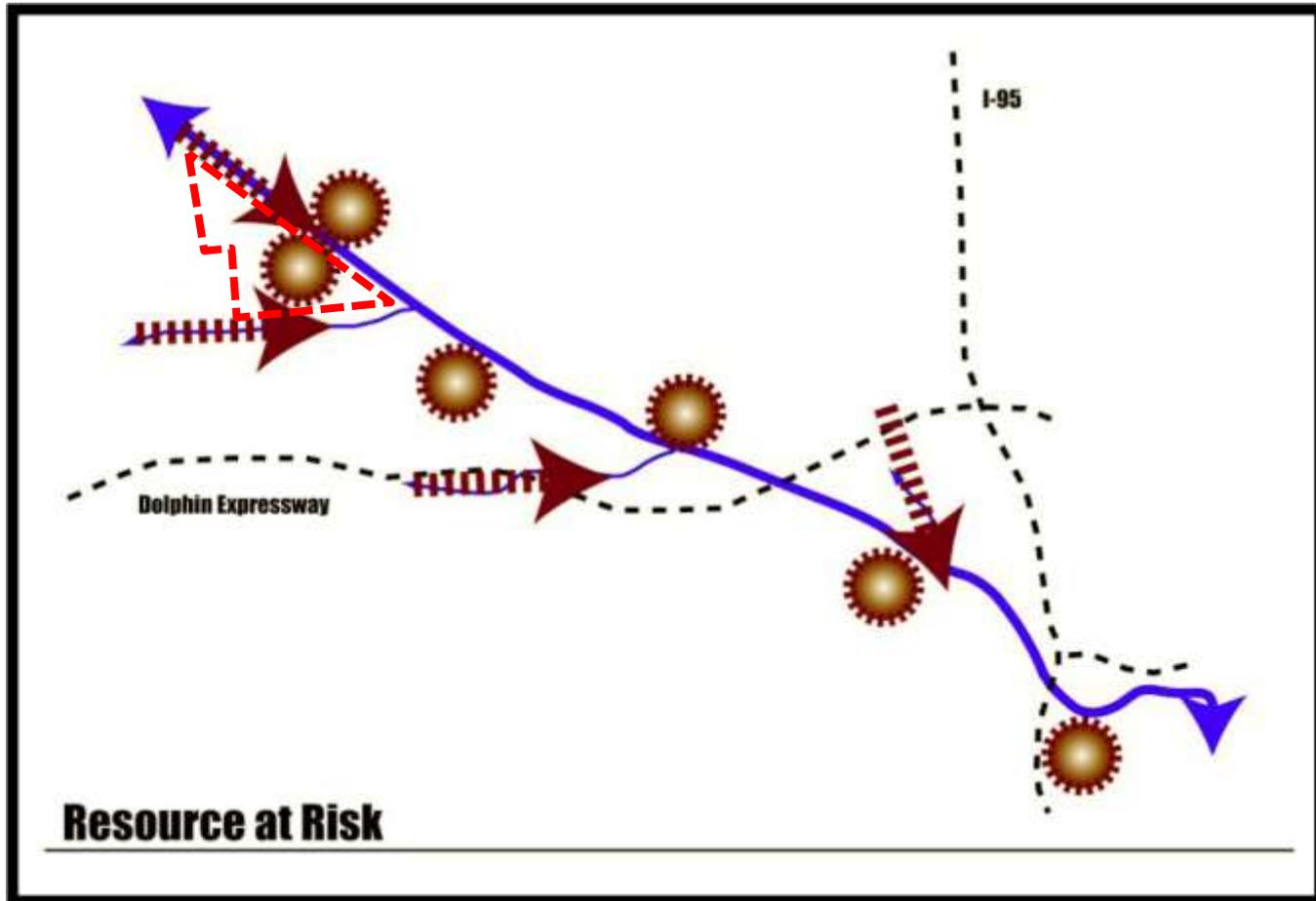
Miami River Corridor-Greenway Action Plan

Characteristics of the River



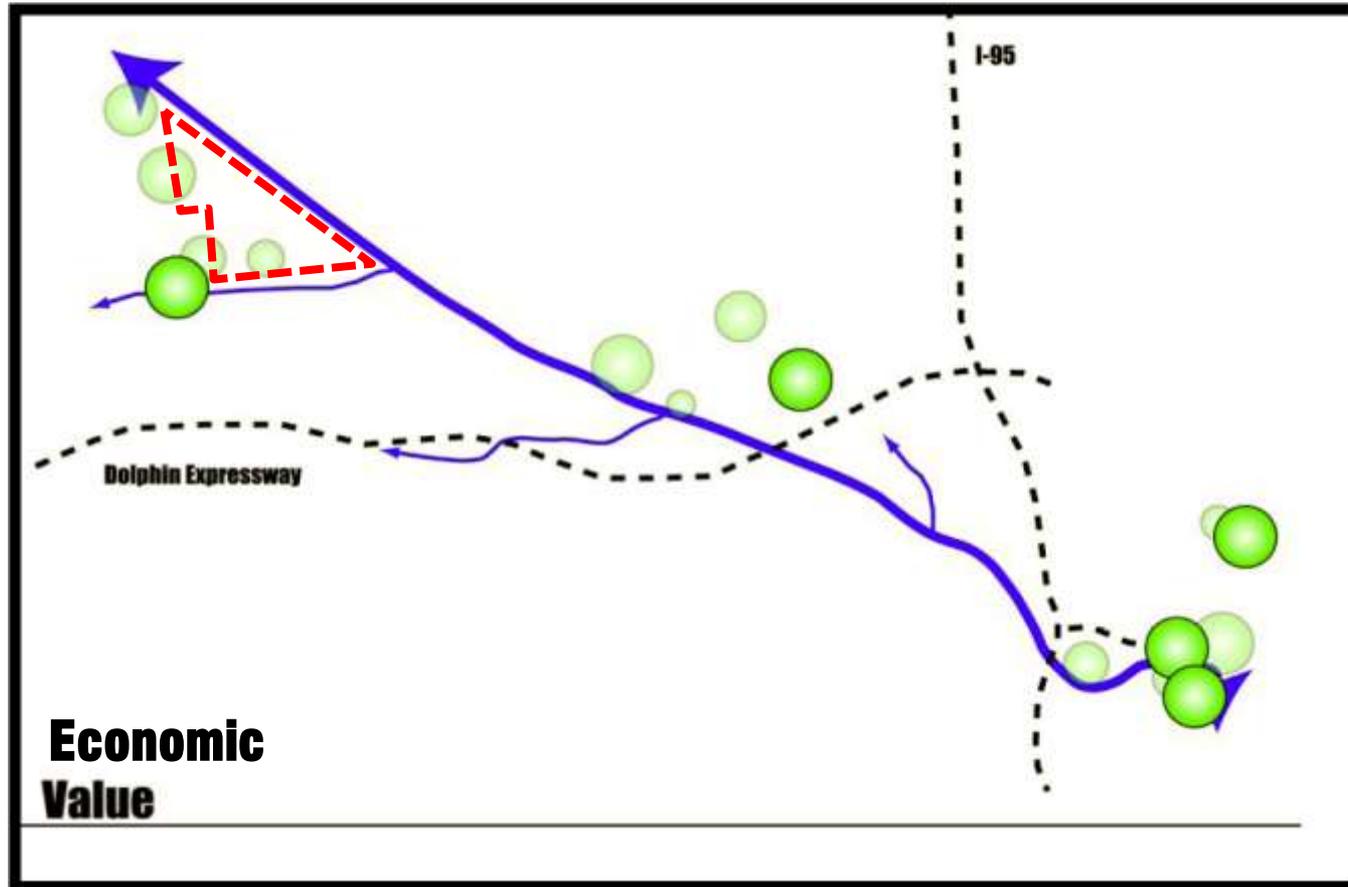
Miami River Corridor-Greenway Action Plan

Characteristics of the River



Miami River Corridor-Greenway Action Plan

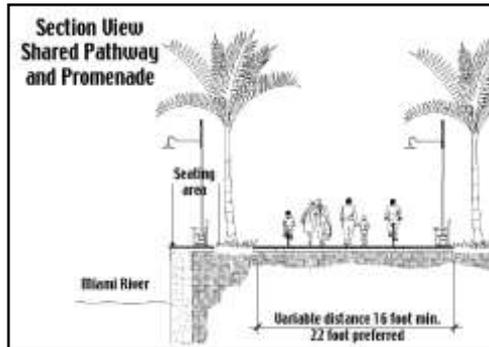
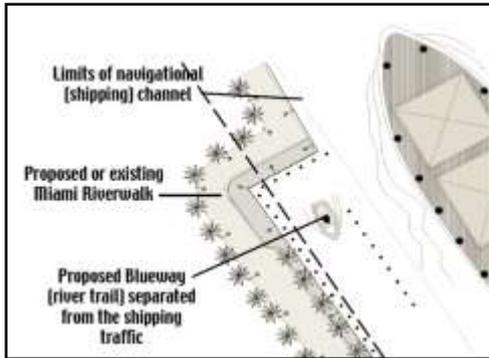
Characteristics of the River



Miami River Corridor-Greenway Action Plan

Key Recommendations

- Points of Public Entry to River Corridor
- System of Trails
- Improvements to Parks, River Banks
- Improvements to Bridges, Roadways



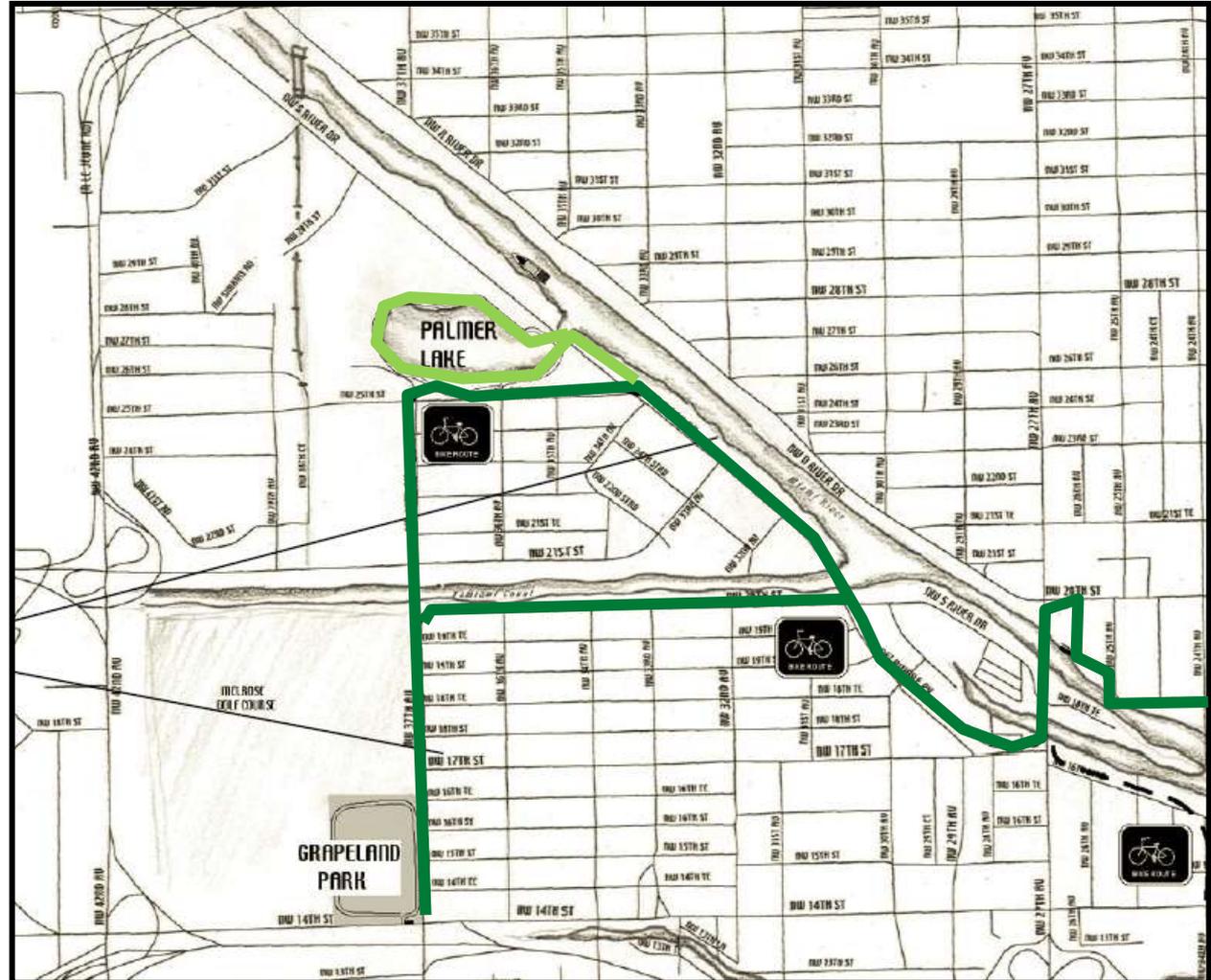
Miami River Corridor-Greenway Action Plan

Upper River Concept Plan

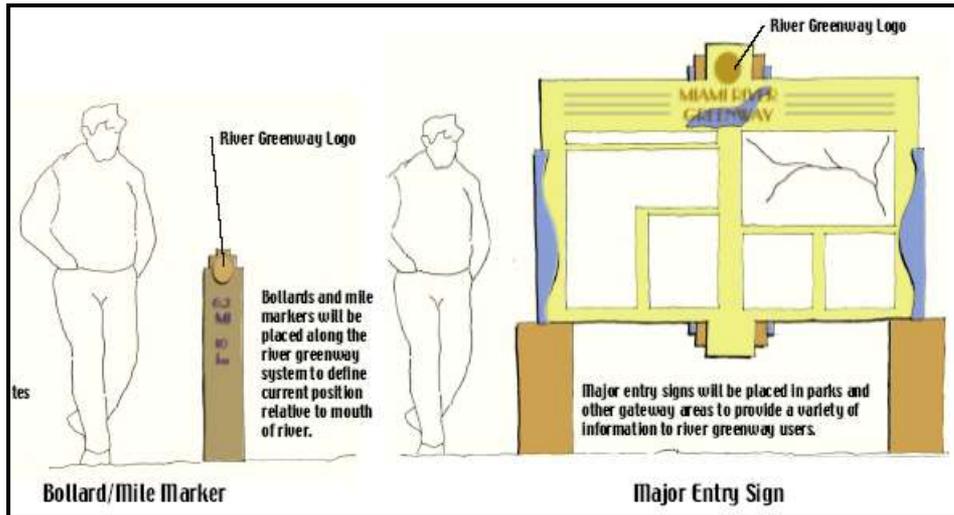


Miami River Corridor-Greenway Action Plan

Upper River Recommendations

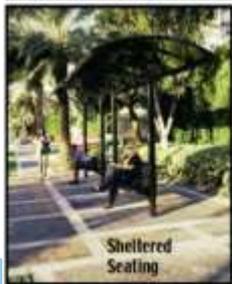
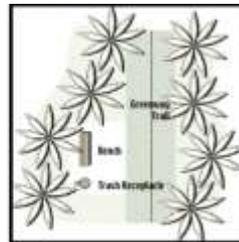


Miami River Corridor-Greenway Action Plan



Other Greenway Recommendations

- Comprehensive Signage
- Greenway Furniture and Furnishings
- Maintenance of Bridges



Miami River Corridor-Greenway Action Plan

Action Plan

Operations and Implementation

- Adoption of the Master plan by city and county
- Designate lead agency to implement
- Gain Public support

Funding

- Public, Private investment, Miami River Greenway Trust

Greenway Facility Implementation

- Design and Develop Riverside trail segment through community input
- Apply for funds and begin construction

Miami River Corridor-Urban Infill Plan

*for The Miami River Commission, City of Miami, Miami-Dade County
prepared by Kimley-Horn and Associates, Inc. in September 2002*

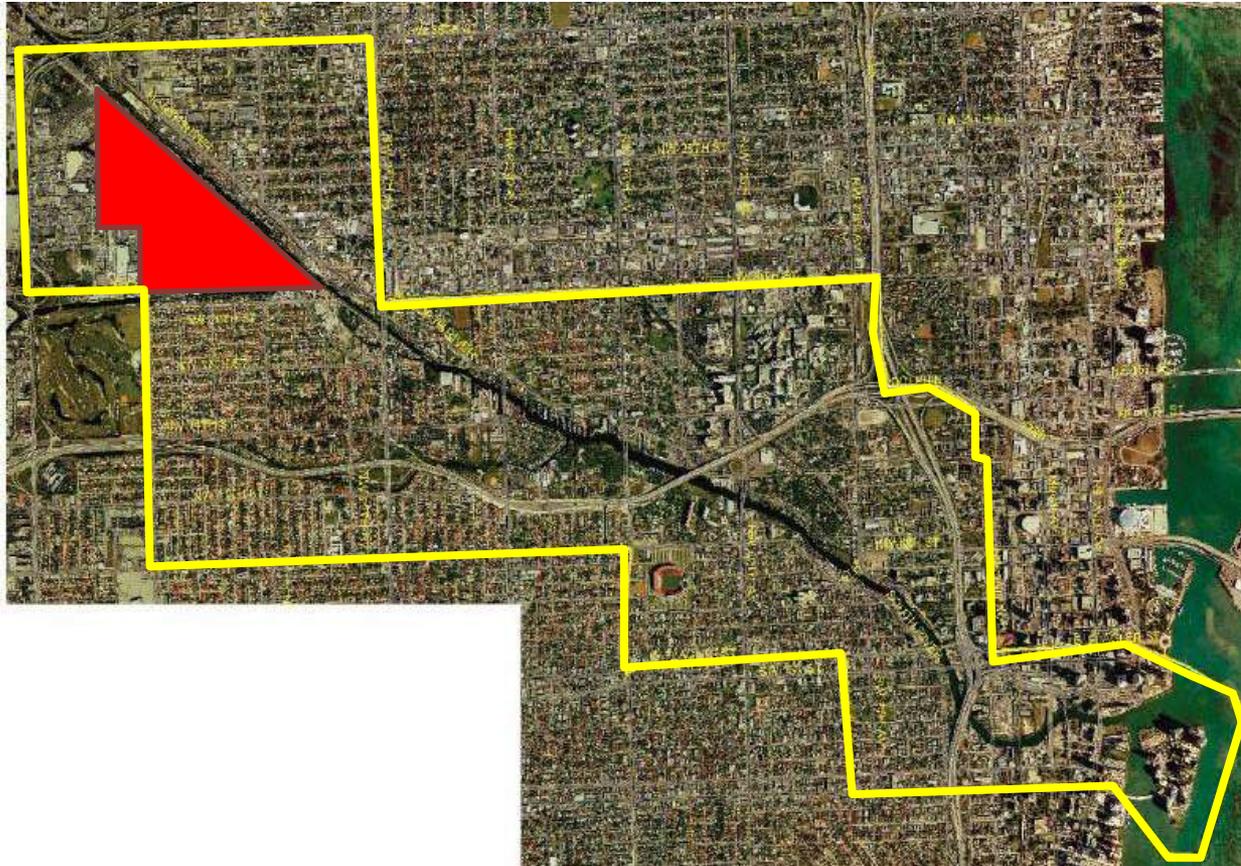
Status of Study

- MRC adopted the Urban Infill Plan as its strategic plan.
- Three implementing resolutions were adopted by City Commission on September 9, 2002. The board of county commissioners deferred consideration of the plan, until the city commission completes its consideration of the remaining Plan (which was waiting for the Economic studies and analysis to be completed).

Miami River Corridor-Urban Infill Plan

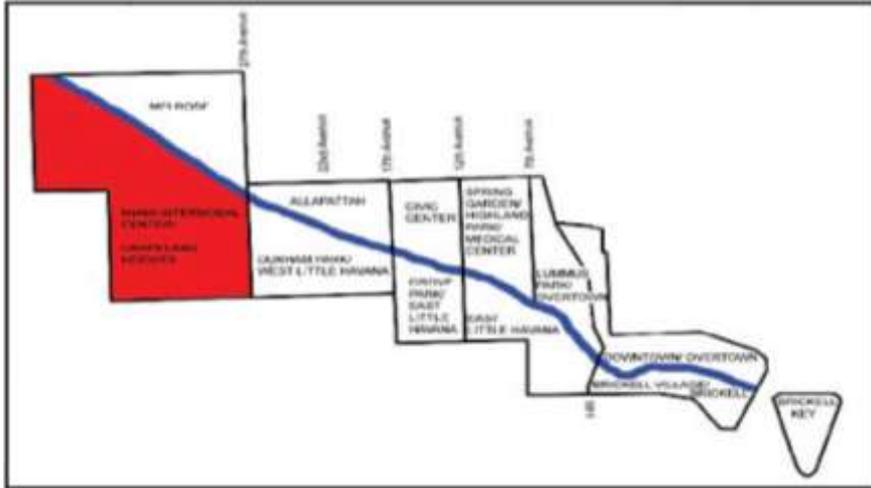
Scope of the Study

- Vision for the River Corridor through changes in Land Use
- Recommendations for Private-Public Investment
- Strategies for Implementation through incentives



Miami River Corridor-Urban Infill Plan

Upper River Concept Plan



Proposed Waterfront Industrial district overlay



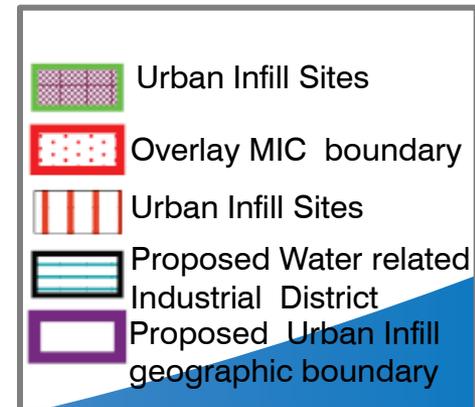
Potential Recreational Activity

Miami River Corridor-Urban Infill Plan

Upper River Concept Plan



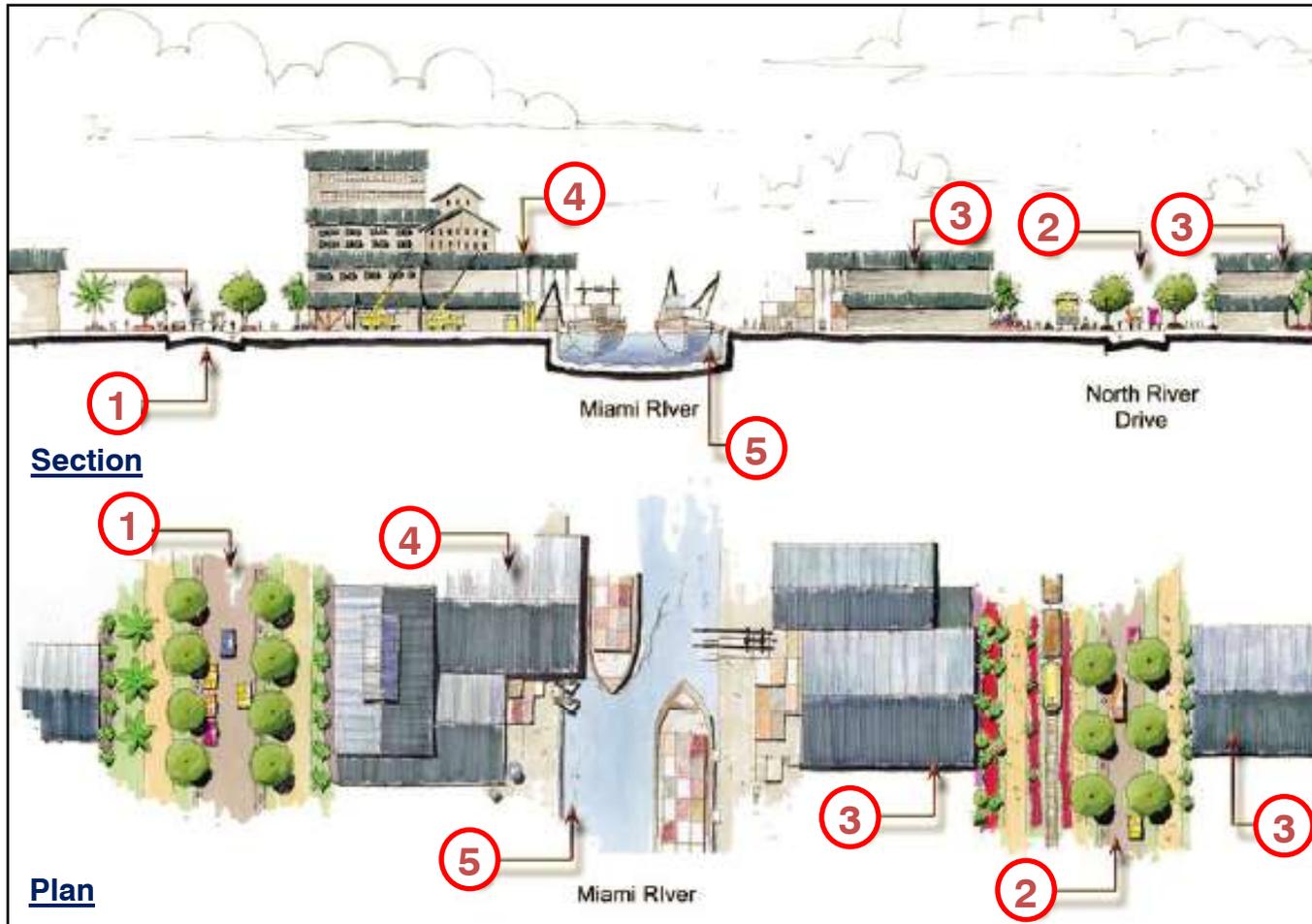
- 36. MIC Car Rental Facility
- 37. Potential development associated with MIC
- 38. Recreation around Palmer Lake



Urban Infill Sites

Miami River Corridor-Urban Infill Plan

Upper River Concept Plan



1. Greenway: South River Drive
2. North River Drive
3. Water-dependent Industrial Businesses
4. Industrial use with secondary above
5. Miami River

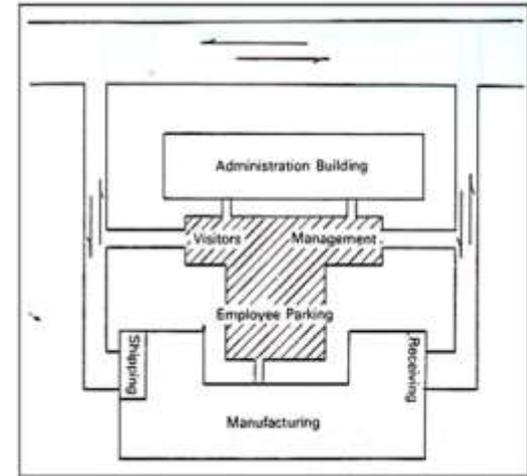
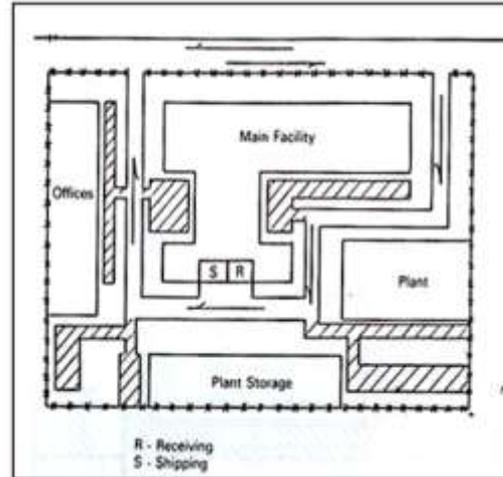
Upper River Multi-Modal Corridor Prototype- Cross Section across Miami River

Miami River Corridor-Urban Infill Plan

Other Recommendations



Pump Station No. 1 today



Crime Prevention Through Environmental Design



Beautification of Public buildings



Transportation- Water Bus



Public Education

Miami River Corridor-Urban Infill Plan Strategies

- Charrette for the Palmer Lake Area
- *Tax Increment Finance District (TIF)* within the Miami River Corridor to fund priority items.
- Customs inspection station, centralized freight warehouse and consolidation facility in the upper river
- *Urban Streets* designation for North and South River Drives



Proposed Miami River Tax Increment Financing Boundary

	TIF Boundary Option (A)- 2nd Ave-Mouth of River		TIF Boundary Option (C)-Salinity Dam-27th Ave
	TIF Boundary Option (B)-27th Ave-2nd Ave		

Miami River Corridor-Urban Infill Plan

Updates since completion of study

- Florida Legislature, expanded the Enterprise Zone Boundary to include recommended areas.
- ‘Upper River Waterfront Industrial Overlay District’ was included by Miami-Dade County this in its Comprehensive Development Master Plan (CDMP) under the section, *Port of Miami River Sub-Element*.

Miami River Corridor-Multi Modal Transportation Plan

*for The Miami River Commission, Metropolitan Planning Organization
prepared by Kimley-Horn and Associates, Inc. in August 2007*

Scope of Study

- Improve access and mobility along river
- Identify transportation needs and strategies for pedestrian and vehicular improvements along the River Corridor.
- Evaluate Miami River as a potential *Strategic Intermodal System* (SIS) utility.

Miami River Corridor-Multi Modal Transportation Plan

Review Future Funded & Programmed Transportation Projects



Transit Service



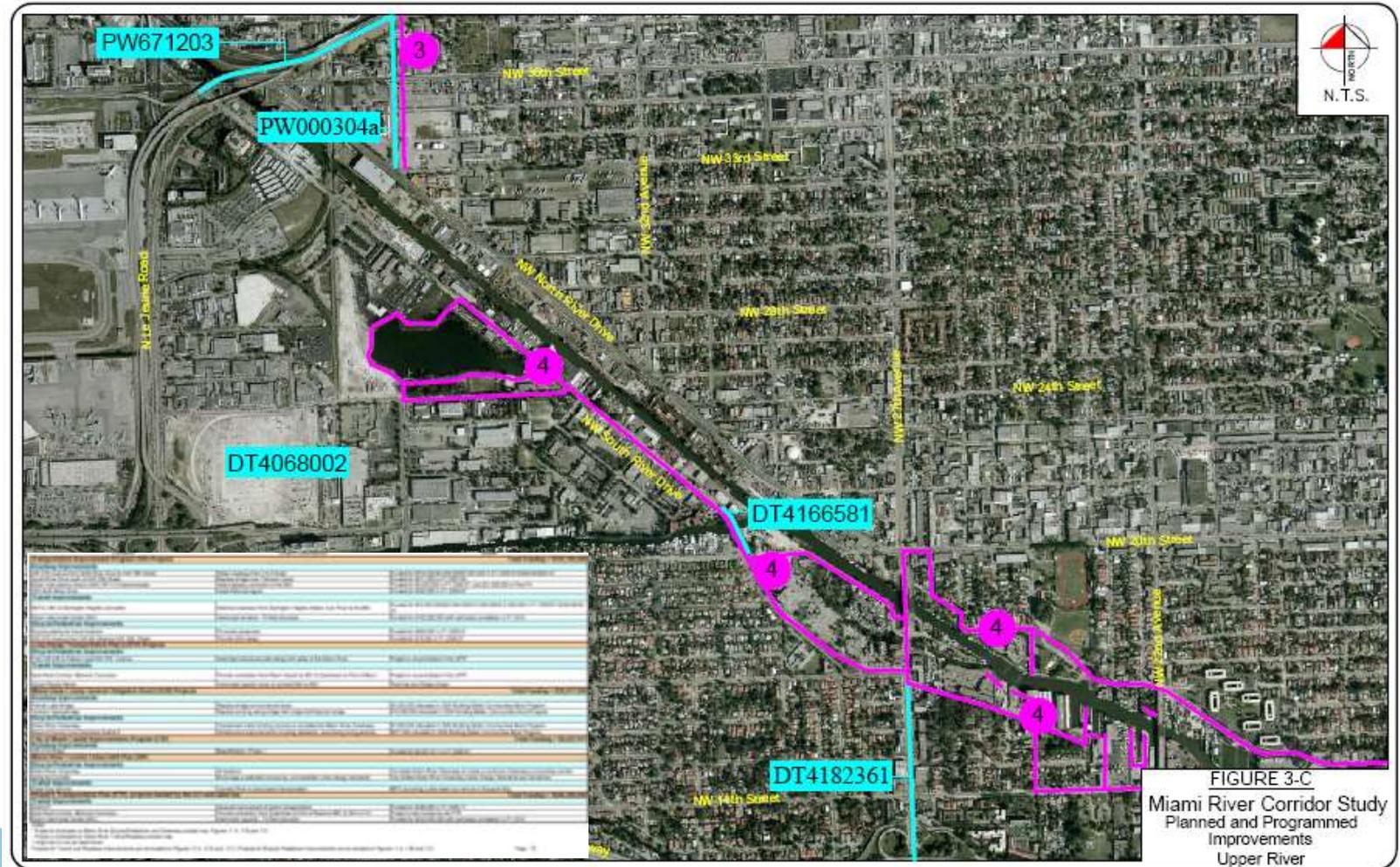
Pedestrian Connections



Bicycle Conditions

Miami River Corridor-Multi Modal Transportation Plan

Review Future Funded & Programmed Transportation Projects



Miami River Corridor-Multi Modal Transportation Plan

Recommendations

Roadway Improvements		
Along Miami River Corridor	Signage	Install wayfinding signage along corridor and on the local major highways (i.e. SR 112) indicating major attractions
R26 South River Drive @ NW 36th Street	Signal	Install gateway signs for entrance into the Miami River Corridor
Transit Improvements		
North River Drive @ NW 21st Street	Bus Stop	Provide pedestrian level lighting and benches at bus stop on northbound and southbound sides
Water Bus	New Service	Implement water bus service to provide mobility between downtown terminal/port and MIC

Miami River Corridor-Multi Modal Transportation Plan

Recommendations

Freight Improvements		
Implement Short Seas Shipping Plan	Major Marine Industrial Related Facility	Potential sites include: (1) vacant 8-acre parcel east of NW 37th Avenue ,(2) west of South Florida Rail Corridor Crossing, and (3) public right-of-way adjacent/beneath proposed Metrorail
Bicycle/Pedestrian Improvements		
Miami River Greenway	Riverwalk/ On-street	Complete the Miami River Greenway
Bicycle/ Pedestrian connector from MIC to Greenway	Bicycle Facilities	Establish connectivity between MIC and Miami River Greenway

Miami River Corridor-Multi Modal Transportation Plan

Strategic Intermodal System (SIS)

- SIS -facilities that play a critical role in moving people and goods to and from other nations, states and cities
- Based on Economic Competitiveness Goal-criteria established in the 2020 Florida transportation Plan

Advantages of Designation

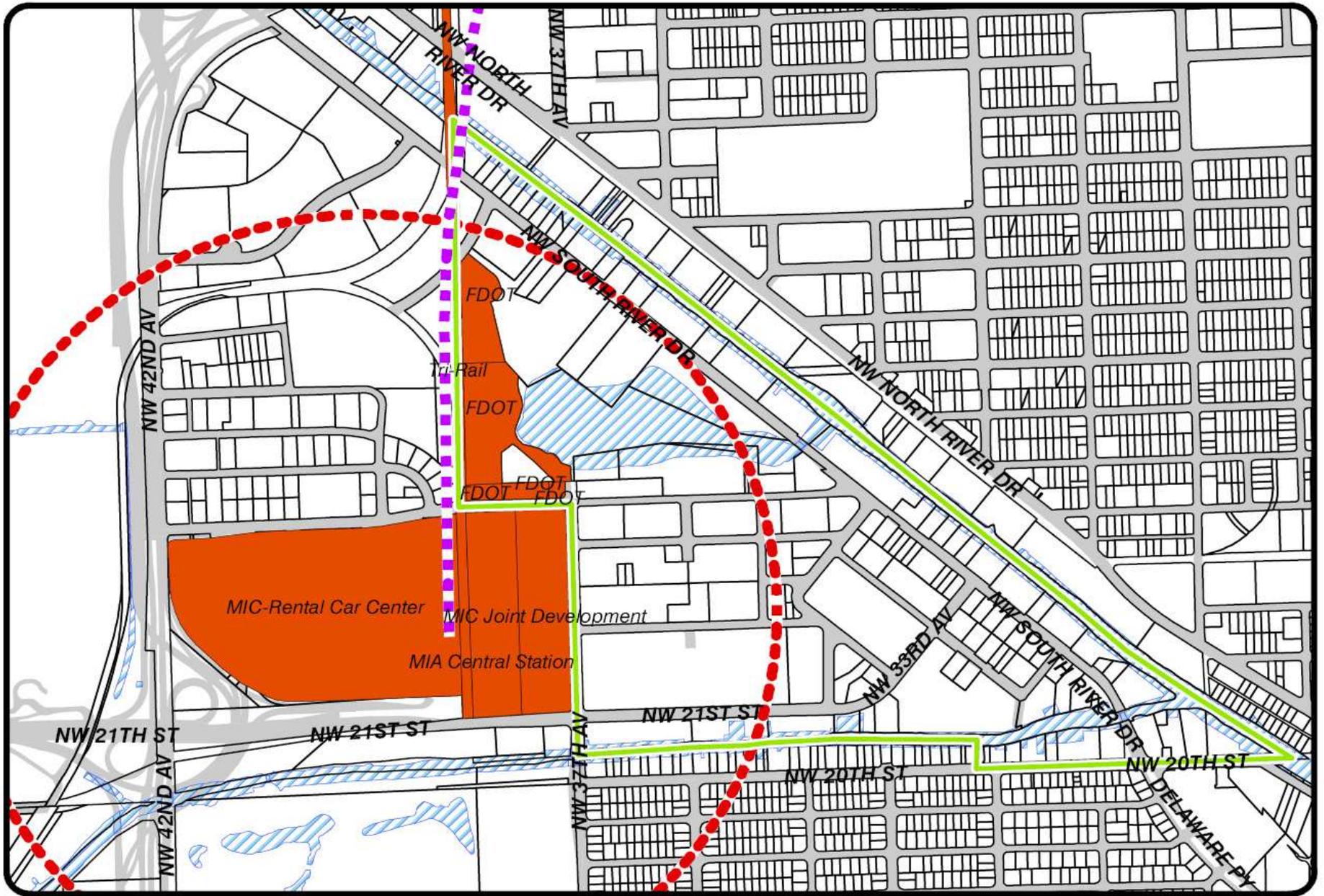
1. Makes area eligible for transportation funding
2. Aids transportation corridors by creating planning and funding projects
3. Assists /allows for increased technological implementation

Miami River Corridor-Multi Modal Transportation Plan

Designation as Strategic Intermodal System (SIS)

- Miami River Corridor provides connectivity to the following SIS facilities-
 - 1) SIS Commercial Airport – Miami International Airport
 - 2) SIS Deepwater Seaport – Port of Miami
 - 3) SIS Interregional/Interstate – Miami Greyhound Bus terminal
 - 4) Passenger terminals – Tri-Rail Station at MIA
 - 5) SIS Intermodal Freight Rail – FEC Intermodal Terminal
 - 6) SIS Highway – Interstate 95 and E-W Expressway (SR 836)
 - 7) SIS Interregional/Interstate Passenger Rail Corridor – Amtrak
 - 8) SIS Multi-Modal System – Miami Intermodal Center
- SIS criteria indicates importance of waterway connections to other nations and states.
- Located less than 50 miles from Port of Miami and does not compete with it as it serves shallow draft vessels.
- Over 6,700 jobs associated with the Miami River Corridor.

Market and Economic Conditions and Potentials



- Legend**
- - - MIC-Earlington Heights Connector
 - Charrette Boundary
 - Urban Center 1/2 Mile Radius

Map of Palmer Lake Study Area

Economic Studies of Palmer Lake Area

Several reports written over the past ten years.

- Overall river study:
 - *Miami River Urban Infill Plan (2002)*
- Industry-specific studies:
 - *“An Economic Analysis of the Miami River Marine Industry” (2008)*
 - *“Economic Impact of the Recreational Marine Industry Broward, Miami-Dade and Palm Beach Counties (2005)*
 - *“Impacts of Mega Yachts (2007)*
- Site-specific economic studies on proposed developments:
 - *Merrill-Stevens Expansion*
 - *Miami Intermodal Center*- examines office, hotel and conference facility demand in the airport sub-market area.

Economic Studies of Palmer Lake Area - continued

- Many of the reports are general, in nature and touch on the Palmer Lake area in a limited way, if at all.
- Together they provide an excellent back ground for the marine and commercial related possibilities in the Palmer Lake and Miami River as a whole.

“Miami Intermodal Center Market”

by Economic Research Associates

The most useful study on Palmer Lake:

- Provides a comprehensive market study for varied commercial developments on the 3 parcels totaling 9 nine areas, around the MIC Central Station.
- Focuses on the Airport sub-area.
- Analysis calls for 300,000 square feet of Class A office space, a business class hotel of up to 350 rooms and a trademart/conference facility.

“Miami Intermodal Center Market”

by Economic Research Associates

Summary of findings:

- Significant growth over the past ten years in office space
- Planned development of 1.5 million square feet of Class A office space over the next ten years in the Blue Lagoon
- Nonetheless, the opportunity for development of office and hotel space is strong.
- Opportunity for the trademart/conference facility, is less optimistic although it appears to be market supportable

Proposed Projects and Potential Developments in the Palmer Lake vicinity

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3845 NW 25th Street
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www.micdot.com
1 888 838 5355

Miami Intermodal Center



Miami Intermodal Center (MIC)



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Miami Intermodal Center



The MIC Program

- Current \$1.7 billion program

Major components

- Rental Car Center - 2010
- MIA Mover - 2011
- Miami Central Station - 2012
- Roadways Improvement Program - **completed**
- Right of Way Program - **completed**
- Joint Development – currently being explored



FIELD OFFICE3845 NW 25th Street
Miami, Florida 33142www.micdot.com
1 888 838 5355**Miami Intermodal Center**

MIC Project	Current Status	Start	Anticipated Completion Date
Rental Car Center	Under Construction	July 2007	April 2010 (Opening Date)
Miami Central Station – West / East Concourse	Construction Documents Completed	May 2009 / July 2010	April 2012 / August 2012
MIA Mover (APM)	MDAD NTP Construction	September 2009	September 2011
	MDAD Procurement Process Completed	October 2004	September 2008
	MIC Station Under Construction	February 2008	April 2010
MIC Terminal Access Roadways	Transit Access Road, MIC-MIA Interchange & Bridges Completed	August 2004	May 2008
	Remaining Portions (Stage 2)	August 2007	June 2009
Le Jeune Road Improvements	Completed	February 2005	May 2008
MIC-Earlington Heights Metrorail Connection	Guideway Construction / Station Construction	April 2009 / May 2009	May 2011 / July 2011 April 2012 (Opening Date)

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Miami Intermodal Center



Under Construction / Spring 2010 Opening

COST: \$343M

Rental Car Center

- **Relieve airport curbside congestion**
 - MIA Mover will decrease congestion by 30 percent
- **Secure rental car “shopping mall”**



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Miami Intermodal Center



Under Construction / Spring 2010 Opening

COST: \$343M

Rental Car Center



- **Distinctive design**
 - 4 levels, each 20 acres in size
 - Signature structures
 - State-of-the-art facilities
- **First multilevel fueling system in U.S.**
 - Indoor operation
 - Above grade fueling pumps

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Miami Intermodal Center



Under Construction / Spring 2010 Opening

COST: \$343M

Rental Car Center

At full build out

- 3.4 million square feet
- Space available for 16 rental car companies
- 6,500 car capacity
- Ready/return car areas
- Fleet storage/staging areas
- Quick Turnaround Area
 - 120 fuel positions
 - 42 wash bays

RCC Interior Lobby

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Miami Intermodal Center



2011 Opening

COST: \$303M

MIA Mover

- County's contribution to the program
- Automated People Mover connecting airport terminals & RCC
- FDOT participation — guideway foundations & construction of MIA Mover Station at MIC
- By 2020, will transport 48,000 visitors daily between MIA & RCC
- Currently under construction



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Miami Intermodal Center



Design underway / Opening 2012

COST: \$356M

Miami Central Station



Regional Transportation Hub

- Rail hub (Amtrak, Tri-Rail, Metrorail, inter-city rail provisions)
- Bus depot (Greyhound, MDT bus service & other courtesy bus services)
- Taxis, private automobiles, bicycles & pedestrians

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Miami Intermodal Center



Design underway / Opening 2012

COST: \$356M

Miami Central Station

- Site lies on 16 ½ acres
- Provides transportation choices at safe, centralized location
- Will deliver residents, visitors to marketplace & compete effectively with other tourism/trade centers in global economy



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Miami Intermodal Center



MIC Joint Development component currently being explored

Joint Development

- Ground lease development (public & private)
- 8-acre site
- Leverage its location as a connection to transportation hub
- Possibilities include
 - Hotel/Conference center
 - Office space
 - Retail & Entertainment
 - Restaurants
 - Parking



Miami International Airport

Future Development

Memorandum



Date: July 17, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George A. Burgos
County Manager

Subject: Request to Advertise- EOI for Public Private Investor Project EOI No. MDAD-07-06

Agenda Item No. 8(A)(1)(E)

RECOMMENDATION

It is recommended that the Board approve this request for advertisement of the attached solicitation in substantially the form attached hereto for Expressions of Interest (EOIs) for four development sites at Miami International Airport (MIA) and authorize the Mayor or designee to negotiate a development lease agreement with the company that provides the best development proposal and financial benefit to the County.

SCOPE

MIA is located primarily within Commission District Six, however, the impact of this item is countywide in nature as it relates to the Miami-Dade Aviation system.

FISCAL IMPACT/FUNDING SOURCE

The award resulting from this EOI will be a revenue generator for the Miami-Dade Aviation Department (MDAD).

TRACK RECORD/MONITOR

Track Record is not applicable as this is a request to advertise. The monitor for the project will be Gregory C. Owens, MDAD Division Director for Real Estate Management and Development.

COMPLIANCE DATA

Not applicable as this is a request to advertise.

DELEGATED AUTHORITY

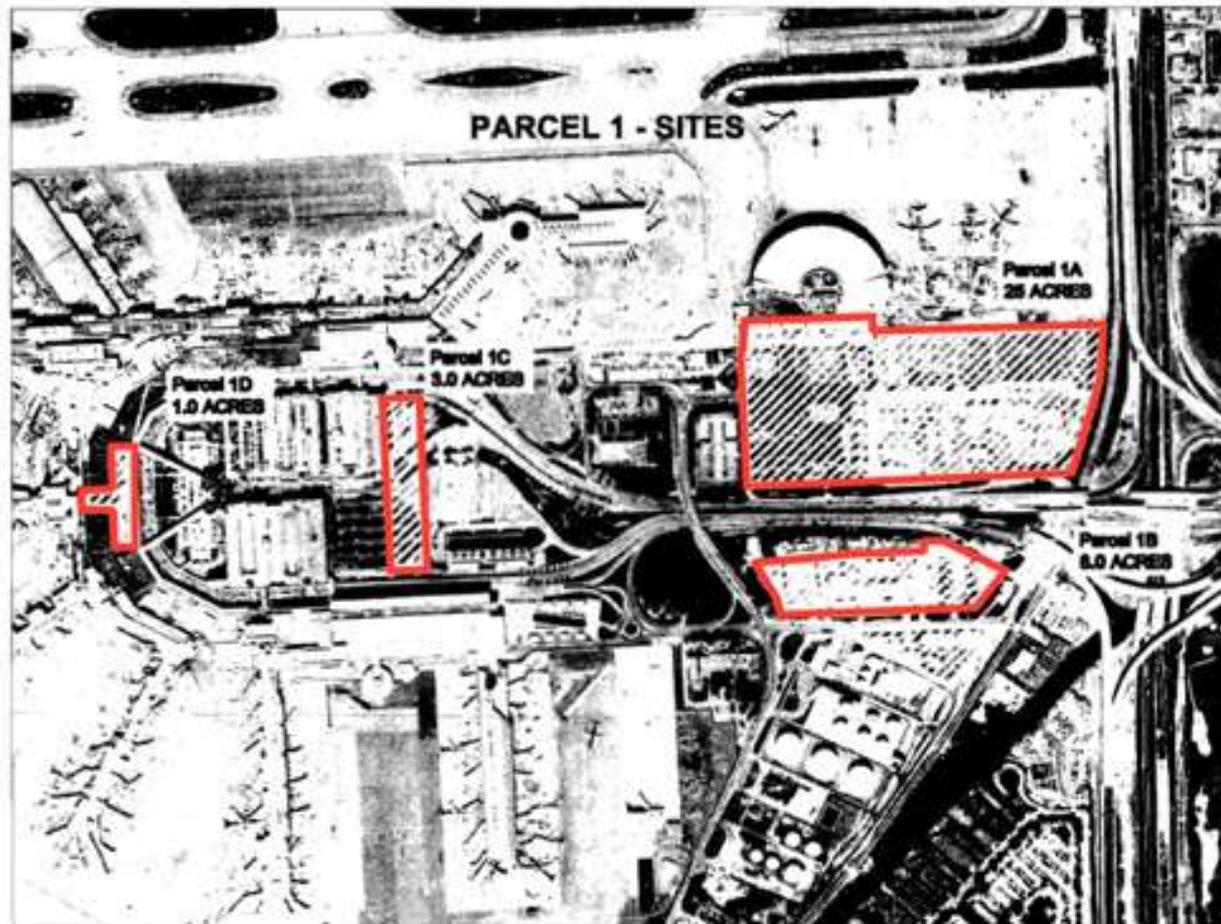
The Mayor or his designee is authorized to negotiate a development lease agreement with the company that provides the best development proposal and financial benefit to the County

BACKGROUND

The County, through MDAD, is seeking to negotiate with qualified developers/investors a development lease agreement to finance, design, construct, renovate, manage, and/or operate projects in four available investment areas in the vicinity of MIA's Central Boulevard, consisting of a hotel, existing structures, and underutilized land. This opportunity is the second phase of MDAD's efforts to generate non-aviation revenues from under-producing assets through a Public Private Investor Partnership (PPIP). The first phase of PPIP sites is currently in the negotiation stage with the top-ranked developers that responded to a competitive Request for Proposal (RFP) as approved in Resolution No. R-650-07.

MDAD's \$6.2 billion Capital Improvement Program (CIP) has consumed the Aviation Department's borrowing capacity. However, the needs of the anticipated CIP significantly exceed the \$6.2 billion amount. In an effort to address these unfunded needs and increase non-aviation revenues, MDAD is seeking private investors/developers to generate revenues. Completion of the Central Boulevard PPIP

EXHIBIT "A"



Community Priorities

Potential Community Priorities

- **Infrastructure/Public Services**
- **Transportation**
- **Economic Development**
- **Social Services**
- **Streetscape and Aesthetics**
- **Community Identity**

Sample Community Priorities

1. Economic Development

- Business development & job creation
- Business zone designation
- Village shops
- Business center
- Grocery store
- Florida state services
- Post office
- No duplication of goods & services
- Police substation
- One Stop center

2. Social Services/Medical Services

- Elimination of homelessness
- Outpatient medical center/24-hour health care facility

3. Community Identification

- Cultural arts
- Library – community learning center, archives
- Community center
- Multi-purpose building

4. Education

- Charter School
- Youth - education, development & center

5. Recreation

- Parks - up keep

- Improving recreational activities for all ages

- Dental services

6. Green Community Plan

- Affordable housing
- Walkable neighborhoods, sidewalks & pathways
- Stormwater management
- Install water conserving fixtures for toilets & showers
- Install Energy Star appliances
- Interior and exterior efficient lighting
- Climate appropriate exhaust fans, AC units, water heaters

7. Transportation/Traffic

- Traffic circulation
- Public transportation

8. Streetscape & Aesthetics

- Maintenance of public landscaping
- Neighborhood beautification & maintenance with cultural reference
- Unique architectural guidelines

9. Maintaining Positive Community Features

- Housing architecture
- Street names - former presidents
- Originally developed for veteran's
- Planned community like Coral Gables

Next Meeting

- **Discuss Community Priorities**
- **Development of strategy for the public workshop/charrette event**
- **Public participation campaign and outreach**

For more information, please visit:

***[www.miamidade.gov/planzone/
palmerlake.asp](http://www.miamidade.gov/planzone/palmerlake.asp)***

Or Call:

***Department of Planning & Zoning
Community Planning Section
305-375-2842***



Delivering Excellence Every Day